

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78	-80	MASS AVE, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	KTA CONSTRUCTION LLC			
Owner 2:				
Owner 3:				
Street 1:	31 BOWEN AVE UNIT 1			
Street 2:				
Twn/City:	MEDFORD			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	02155		Type:	

PREVIOUS OWNER

Owner 1: KAPIKIAN SONA HYGAN/ TRUSTEE -		
Owner 2: TRUST OF HELEN H KAPIKIAN -		
Street 1: 80 MASS AVE		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	
Postal: 02474		

NARRATIVE DESCRIPTION

This parcel contains .122 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Wood Shingle Exterior and 2412 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5326		Sq. Ft.	Site		0	80.	0.98	1			Med. Tr	-10					417,440						417,400	
Total AC/HA:	0.12227			Total SF/SM:	5326		Parcel LUC:	104	Two Family			Prime NB Desc	ARLINGTON							Total:	417,440		Spl Credit			Total:	417,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

